

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, April 27, 2016 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Mary Reak, Ken Neumann, Eugene Wurtz, Shirley Kitchen
Absent: None

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

Motion was made by Shirley Kitchen and seconded by Mary Reak to dispense the reading of the March 23, 2016 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: None

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the bills and pay as due. Motion carried.

Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period April 2016.

Theresa	12-12	Burnett	12-10	Iron Ridge	8-8	Waupun	48-45
Ashippun	12-12	Lowell	12-12	Juneau	15-15	Oak Gove	24-24
Reeseville	14-12	Hustisford	14-14	Beaver Dam	17-16		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 140 + 0 port out

Occupancy report- Reviewed details of the occupancy report.

HUD- Pulled applicants off the waiting list, held briefing and issued vouchers. HUD is recommending we hold 4-6% of HAP in reserves. We will continue to add vouchers and increase slightly.

Maintenance report- Bob remodeling Burnett. Juneau window replacement went well. Iron Ridge windows are on order. RD gave ok for exterior doors. Placed Juneau order. Ordered new washer in BD and Building 110

Tenant/Program participation report- Bldg 110 & Theresa Annual meeting. Filed for eviction for Horicon tenant. Issues with utility bill, inaccurate income reporting and apartment condition. Court date is 5/13/2016. HUD Household termination pending.

Management-Kim's FHA training went well. Dementia training was well. All three of us were able to attend on different dates. WICARH Madison- Jamie and Kim reviewed property management. WAHA Wausau- Donna

reviewed Fair Housing Policies and received information to update admin plan. Jamie reviewed rent calculation and port rule changes.

Property and liability quote from alternate carrier pricing was competitive, but could not provide us with any references. When pressed, received two references that were not similar in scope or size. Online rating and reviews are terrible. Renewed with Current Carrier. HAI will be coming for a site visit in May.

RD approved D1 and D6 3/31/2015 year end. RD approved OGLLC 12/31/2016

Old Business:

New Business:

A motion was made by Mary Reak to approve bid of \$9,900 for the A133 audit. The motion was seconded by Ken Neumann. Motion carried.

A motion was made by Shirley Kitchen to move \$250,000 from the D1 reserve account at Horicon Bank to new 2 year CD account at American National Bank. The motion was seconded by Mary Reak. Motion carried.

A motion was made by Mary Reak to move \$245,000 from the D1 reserve account at Farmer's and Merchant to a new money market account at Hustisford State Bank. The motion was seconded by Eugene Wurtz. Motion carried.

A motion was made by Ken Neumann to move \$250,000 from the D6 reserve account at Farmer's and Merchant to existing add on CD at Waupun National Bank. The motion was seconded by Mary Reak. Motion carried.

A motion was made by Shirley Kitchen to approve the 3/31/2016 HUD end. The motion was seconded by Mary Reak. Motion carried.

HA year end- tabled.

Gutter replacement information was reported with no action needed.

A motion was made by Ken Neumann and seconded by Mary Reak to convene in closed session for the purpose of considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises public funds, or conducting other specified public business, whenever collective bargaining reasons require a closed session. This meeting is pursuant to Section 1985(1)© and (e) of the Wisconsin Statutes. Immediately following the closed session the Committee will reconvene in open session to consider the following matters. Motion carried by unanimous vote.

Roll Call: Glenn Stousland, Chairman, Ken Neumann, Shirley Kitchen, Eugene Wurtz and Mary Reak.

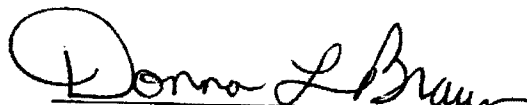
A motion was made by Shirley Kitchen to reconvene in open session. The motion was seconded by Ken Neumann. Motion carried.

The next meeting of the Dodge County Housing Authority is scheduled May 25, 2016 at 8:30am.

A motion was made by Ken Neumann to adjourn. The motion was seconded by Shirley Kitchen. Motion carried.

Meeting adjourned at 10:00 a.m.


Glenn Stousland, Chairperson


Donna Braun, Executive Director